

**Board of Okanogan County Commissioners**  
**Tuesday, May 9<sup>th</sup>, 2023, 3:30 p.m.**

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**Present:**

Chris Branch (CB), BOCC District 1 (via Zoom)  
Jon Neil (JN), BOCC District 3  
Laney Johns (LJ), Clerk of the Board  
Representative from M.J. Neil Engineering (MJN)

*An AV Capture archive of the meeting on this date is available at:  
[https://okanogancounty.org/departments/boards/live\\_streaming\\_of\\_meetings.php](https://okanogancounty.org/departments/boards/live_streaming_of_meetings.php)*

**Summary of Important Discussions:**

- *Engineering firm proposes identifying segments of Justice Center project before budgeting, starting with analysis of existing facilities*
- *In review of 5/2 proceedings Commissioner Branch asks to include his comment on widely differing bids for Oroville's new Housing Project; with EMS vouchers, Branch dreams of less-cumbersome protocol*
- *Text from Sheriff's office asks for full performance report plus \$500 fee when sheriff's staff is summoned to town of Twisp; further discussion needed*
- *Surplus vehicles soon to be auctioned*

3:30 - Engineering Firm Contract Discussion - MJN discusses first the on-call contract, already ironed-out during a previous session with the civil attorney. They have sent it to her for signature. The firm is still working on the contract for the Justice Center. This goes into more detail regarding the scope of services and includes what will be proposed to architectural services. MJN : We started out last time not knowing what the budget is. We'll break it into segments and budget these, and probably do multiple phases and multiple projects. We're in the schematic design phase for the whole project. We can't give a dollar amount before knowing what the pieces are. Fees are based on the pre-design reports that set a general price range for the project. We did a walk-through this morning with our consultants so they can analyse the electrical, mechanical and structural components... Their conclusions were pretty much in line with the estimations. The first part is analysing what we have. It's tougher than saying, «Here's what we're going to build. » ...Most of the first money will go into preserving the asset... It's an empty shell we can build off from.

MJN : We've proposed an hourly fee not to exceed instead of price per project. CB : If you're trying to stay within a parameter, that work doesn't get (*the quality*) of work that you might want. MJN : True. I have the same concerns about percentage fees : « The better we do, the lower the cost is. » Seems counter-intuitive. So I would prefer doing a lump sum but when we don't know what we're getting into, an hourly fee is better.

...**CB** : The attorneys will all have different comments. « Force majeure » became big during Covid. Some are against arbitration. Some aren't familiar with AIA documents (*standard contracts*). **MJN** : We haven't heard from the attorney yet on these contracts.

3 :48 - **LJ** : I was asking the Chairman about the site utilities that another firm is doing, and how that work is needed for your pre-design and budgeting. **MJN** : It will be needed. We've been in contact with them. ...They're running a little ahead of us with their work flow. ...We anticipate « slum water » (?) improvement requirements in-site. (*Inaudible*) ...We'll bring utilities to them instead of them bringing utilities to us. Even though we don't know what we want to redo, at least we know—are power and water in the right place ? The right size ? *They talk about billing timelines.* **MJN** : At some point we need to define who we're talking to, to start defining the project, figure out what we're putting into this building. I figure it's you, the Court Commissioner, Court Director ? **CB** : The Public Works Director, Josh Thomsen, can be the point of contact. He's involved because of the arrangement of the building. There's respect but people don't always agree with what the court wants, and the clerk's office. We act as intermediaries, make sure everyone's concerns are addressed. **MJN** : We need to get the key stakeholders together, see how they want the offices arranged. (*CB talks about the contact meeting between the architect and the departments. Some felt not listened to. He doesn't want the same problem again so maybe have a small group of key stakeholders...*) **MJN** : It would be interesting to have the original drawings of the building...

**LJ** : The new code goes into effect in July regarding age of equipment. Some things they'll say « scrap it and start new. » (*The conversation turns to cows ; MJN has 14 because his wife is a cheesemaker. LJ says CB and JN should get a cow. She grew up with dairy cows. CB had one, growing up in a family of 12. JN's grandmother had one.*) **CB** : Some of them you can ride.

4 :29 - Minutes - Regarding discussion with the Oroville Housing Authority 5/2, CB wanted it noted that he had commented on the significant difference in the bid amounts for the housing project. (The county had proposed to pitch in \$500,000 from the housing funds to help cover the \$750,000 cost over-run and suggested they explore other funding sources.

Vouchers - CB : I dreamed about an automatic set of motions for this EMS stuff (*Regularly the BOCC must move to dissolve as county commissioners and reconvene as each of the three EMS districts in order to approve spending.*) You'd just capture it in a fancy statement. **JN** : It does seem very tedious. **CB** : We are the commissioners by default for the district. But when we don't reconvene, we get called out for it. It's almost a game. Maybe it keeps us on our toes...

4 :52 - They discuss a text from the Sheriff's office : « The town agrees that the town attorney and/or city clerk, upon request from the Sheriff's office and/or Prosecutor's office, should provide county officials with written assurances that procedures required in the implementation of certain provisions of town ordinances or sections of town code have been complied with and performed according to law and appropriate law enforcement services requested or required of the Sheriff's office were timely and appropriate. » JN says this must be in case of a complaint ; they would verify if things were done correctly. **CB** : That's a tough one for me. I had some questions. Then there's \$500 for costs. **JN** : They're getting no pay for routine patrols. **CB** : A lot of this it seems the Sheriff's office will do anyway. It's an agreement to pay \$500 if they get called specifically to the town. **JN** : This is Twisp. But if it was Tonasket I would be highly upset. They're getting contracted for \$300,000 or \$400,000, maybe more now. **CB** :

We should have a discussion. *LJ suggests scheduling a meeting.* **CB** : Next week we'll meet with the Sheriff, Commissioner Hover, Human resources and the Civil Attorney.

5 :04 - *LJ says vehicles for surplus auction can be viewed by appointment. There are others at the Fairgrounds. LJ will coordinate with these departments. She says the vehicles are from the previous administration.* **LJ** : There's not much info besides « poor, fair, good ».

5 :06 - *Meeting adjourned*